

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY - 8 AM 11: 28

NOT ACCEPTED BY
5-9-02 #463-C
(number)
If no plots are filed, plan will expire
on 11-8-03
DATE 11-8-03

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN				UMBELL OAKS SUBDIVISION				SAN ANTONIO, TEXAS				306.24 ACRE TRACT				COPYRIGHT 1994							
DATE: DEC. 5, 1994																							
SCALE																							
Vertical 1" = N/A																							
Horizontal 1" = 1"=300'																							
SHEET				OF																			
1				1																			
PREPARED FOR: GALLERIA VENTURES								 VICKREY & ASSOCIATES, INC CONSULTING ENGINEERS 7334 Blanco Road Suite 109 San Antonio, Texas 78216 Telephone: (210)349-3271								DRAWN BY: JWC/W							
								CHANGED STREET "A" CLASSIFICATION								CHECKED BY:							
								MODIFIED STREET "B" ALIGNMENT								UPDATE FOR STREET "A" ALIGNMENT CHANGE							
								05/01/02								03/04/02							
								3								2							
								1/23/97								APPROVED BY:							
								DATE								FILE NO.							
																NO							
								DESCRIPTION								FILE LOCATION							
								NO								REVISIONS							

The map shows the site location in San Antonio, Texas. The site is located on the east side of Interstate 10 (I-10), south of the intersection with Interstate 83 (I-83). Key landmarks include the UTSA campus, the UTSA-UTEX boundary, and the Beckwith Blvd. The map also shows the location of the UTSA-UTEX boundary, the Beckwith Blvd, and the UTSA-UTEX boundary. The map includes a scale bar indicating 500 feet and a north arrow.

LEGEND

●	FOUND 1/2" IRON ROD WITH BURY PARTNERS CAP
G, E, T, & CA.	GAS, ELECTRIC, TELEPHONE, AND CABLE TV
SS	SANITARY SEWER
—740—	EXISTING CONTOURS
■	FOUND 1/2" IRON ROD WITH WICKREY & ASSOCIATES CAP

NOTE: OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JIM HEANEY, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF
July, A.D. 2003
Linda F. Lopez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Ruckhoff
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF Aug
A.D. 2003 AT 2:00PM AND DULY RECORDED THE 11th DAY OF Aug
A.D. 2003 AT 11:35AM IN THE RECORDS OF Deeds & Plats
OF SAID COUNTY, IN BOOK VOLUME 9558 ON PAGE 149
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th
DAY OF August
A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Leticia Salgado, DEPUTY

NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME
OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE
RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST
BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE
CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

UDC STREETScape TREE REQUIREMENTS TO BE
COMPLIED WITH AT TIME OF BUILDING PERMIT.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 134.56'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH
IN THE ACTS OF THE PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND BY: WICKREY & ASSOCIATES, INC.

WICKREY & ASSOCIATES INC.
BY: HAL B. LANE III, R.P.L.S.

Hal B. Lane III
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY
KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT
CODE, EXCEPT FOR THOSE VARIANCES GRANTED, BY THE SAN ANTONIO PLANNING
COMMISSION.

VICKREY & ASSOCIATES INC.
BY: ROBERT J. SCHROEDER, P.E.

Robert J. Schroeder

REGISTERED PROFESSIONAL ENGINEER

TANGENT	BEARING	LENGTH
L1	S74°34'18"W	124.59'
L2	N60°25'36"W	69.88'
L3	N15°25'42"W	84.14'

N.C.B. 15825
 ANSELMO PRUE SURVEY
 ABSTRACT NO. 20
 GALLERIA VENTURES LIMITED
 (VOL. 6515, PG. 927)
 O.P.R.R.P.
 UNPLATTED

16' S.S. EASEMENT
 VOL. 9281, PG. 836
 1' NON-ACCESS
 ESMT

LOT 1, BLOCK 12,
 NCB 15825
 1.200 AC.
 100' INGRESS-EGRESS EASEMENT
 (VOL. 9281, PG. 843)
 D.R.B.C.T.
 14' G.E.T. & CA.
 EASEMENT
 1' NON-ACCESS
 ESMT

PUTNAM BLVD.
 UNPLATTED

16' S.S. EASEMENT
 VOL. 9281, PG. 836
 X=2,097.190
 Y=13,757.190

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 13 NOV - C AM 10:21

AREA BEING AMENDED

THIS AREA BEING AMENDED WAS PREVIOUSLY PLATTED ON
PLAT NO. 030040 SOUTHRUST I.H. 10 ADDITION
WHICH IS RECORDED IN VOL. 9556, PG. 180 OF THE DEED
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**LOT 1, BLOCK 12,
NCB 15825
1.200 AC.**

E UTSA BLVD.

GALLERIA VENTURES LIMITED
(VOL. 8515, PG. 927)
O.P.R.R.P.
UNPLATED

S.S. EASEMENT
VOL. 9281, PG. 836

16' S.S. EASEMENT
VOL. 9281, PG. 836

16' NON-ACCESS ESMT

14' G.E.T. & CA. EASEMENT

20' BUILDING SETBACK

26' BUILDING SETBACK

N74°34'18"E

290.00'

1036'

184.56'

S15°25'42"E

240.00'

N74°34'18"E

60°25'36"W

70.71'

15°25'42"W

134.56'

9540. PG. 178)

14' G.E.T. & CA. EASEMENT

26' BUILDING SETBACK

**X=2,097.497
Y=13,757.161**

**X=2,097.790
Y=13,757.190**

UNPLATED

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

AMENDING PLAT FOR
SOUTHTRUST I.H. 10 ADDITION
THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 9556,
PAGE 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.


**AMENDING TRAST FOR
SOUTHTRAST BANK**

THIS PLAT OF _____ HAS BEEN
SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY
THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH
STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 6th DAY OF AUGUST, A.D. 2003

BY: Robert L. Evans

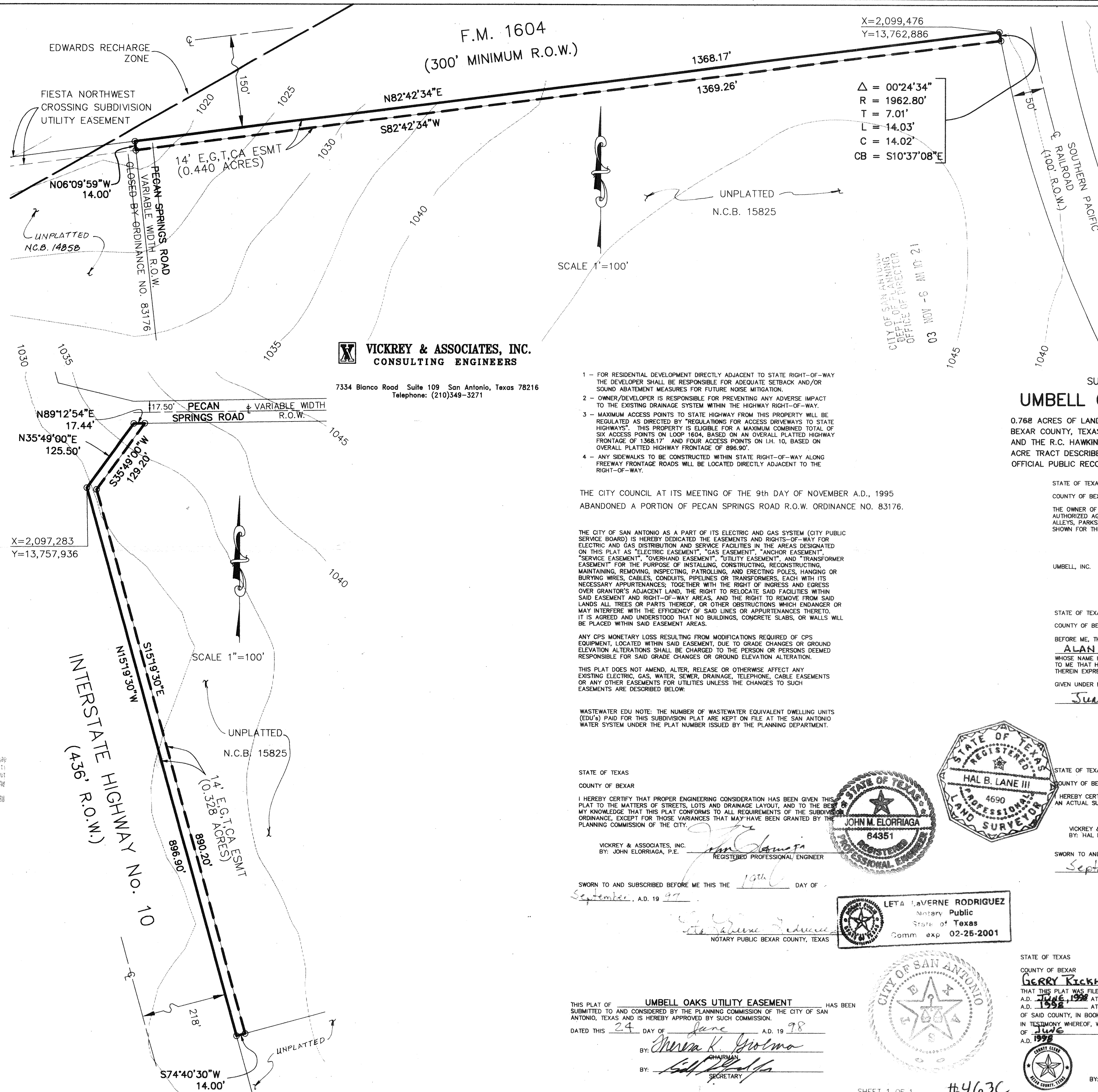
DIRECTOR OF DEVELOPMENT SERVICES

 **LINDA F. POPE**
Notary Public
State of Texas
My Comm. Exp. 02-25-2004

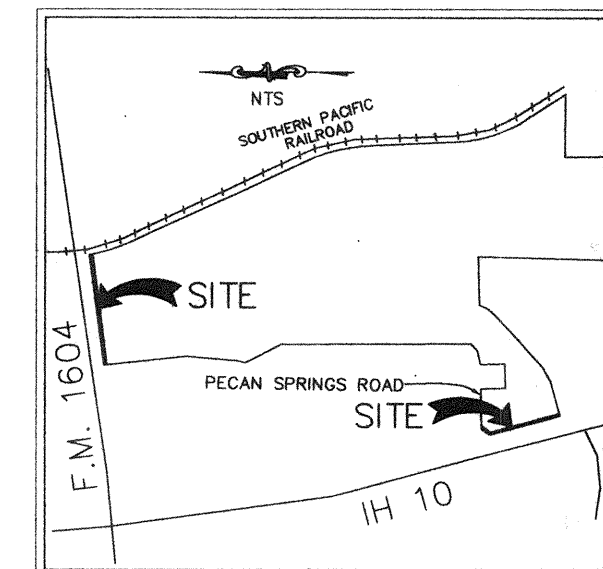
SHEET 1 OF 1

463C

M: \0547-077\DWG\SH_PLAT.DWG
7-09-07



PLAT No. 970400



LOCATION MAP

LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' E,G,T,CA ESMT ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

SUBDIVISION PLAT ESTABLISHING
UMBELL OAKS UTILITY EASEMENT

0.768 ACRES OF LAND BEING OUT OF N.C.B. 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN Vol. 2359, Pg. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

UMBELL, INC.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ALAN SACHS
KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF

June, A.D. 19 98

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF

September, A.D. 19 97

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

GERRY KICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY
A.D. June, 1998 AT 1:39 P.M. AND DULY RECORDED THE 30th DAY OF June
A.D. 1998 AT 4:30 P.M. IN THE RECORDS OF Books & Plats
OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 176
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY
A.D. June, 1998

Gerry Kickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Edwin R. Just*, DEPUTY

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF SIX ACCESS POINTS ON LOOP 1604, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1368.17' AND FOUR ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 896.90'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY.

THE CITY COUNCIL AT ITS MEETING OF THE 9th DAY OF NOVEMBER A.D., 1995
ABANDONED A PORTION OF PECAN SPRINGS ROAD R.O.W. ORDINANCE NO. 83176.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF

September, A.D. 19 97

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

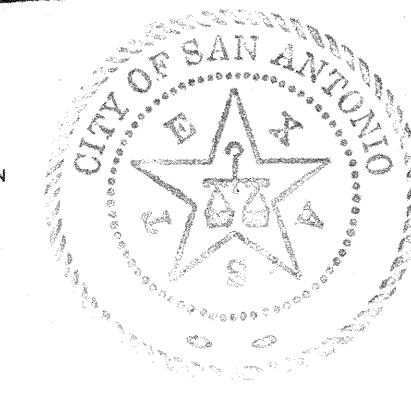
LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
Comm exp 02-25-2001

THIS PLAT OF **UMBELL OAKS UTILITY EASEMENT** HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24 DAY OF June, A.D. 19 98

BY: *Shirley K. Guelman*
CHAIRMAN

BY: *Bill [Signature]*
SECRETARY



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

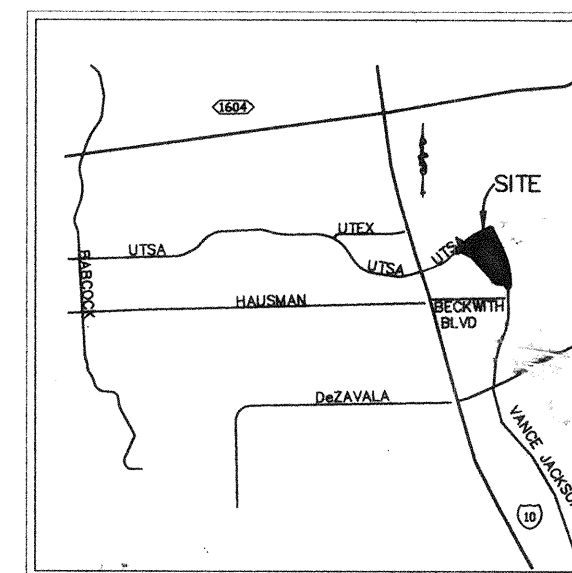
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

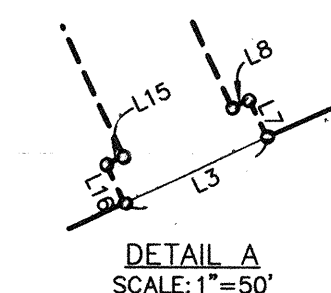
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C2a	1274.22'	2993.00'	24°23'34"	646.92'	1264.63'	S12°43'24"E
C2a	8.13'	3043.00'	00°03'32"	1.56'	3.13'	S66°22'47"W
C2	1238.38'	2907.00'	24°24'29"	628.73'	1229.04'	N12°42'57"W
C3	201.87'	657.00'	17°36'17"	101.74'	201.07'	N56°16'41"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	S69°55'11"E
C5	228.29'	743.00'	17°36'17"	115.05'	227.40'	N56°16'41"E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N20°04'49"E
C7	38.72'	25.00'	88°43'48"	24.45'	34.96'	S69°17'05"E
C8	39.85'	25.00'	91°19'44"	25.59'	35.76'	S20°44'41"W
C9	204.40'	2870.00'	04°04'50"	102.24'	204.35'	N03°29'16"W
C10	31.50'	104.50'	17°16'21"	15.87'	31.38'	S73°42'59"W
C11	40.85'	135.50'	17°16'21"	20.58'	40.69'	N73°42'59"E
C12	175.51'	118.00'	85°13'04"	108.54'	159.77'	S72°18'36"E
C13	38.60'	118.00'	18°44'31"	19.47'	38.43'	N55°42'34"E
C14	26.17'	80.00'	18°44'31"	13.20'	26.05'	N55°42'34"E
C15	237.51'	773.00'	17°36'17"	119.70'	236.58'	N56°16'41"E
C16	745.74'	2870.00'	14°53'16"	374.98'	743.65'	N17°15'06"W
C17	245.85'	2870.00'	04°54'29"	123.00'	245.78'	N07°58'55"W
C18	471.24'	150.00'	180°00'00"	—	300.00'	S41°48'41"W

PLAT NO. 940764



LOCATION MAP NTS

LINE TABLE		
LINE	LENGTH	BEARING
1	86.00	N65°34'56"E
2	86.00	N23°35'27"W
3	40.67	N24°55'11"W
4	86.00	N42°31'28"W
5	86.00	S88°57'52"W
6	25.00	S89°06'20"W
7	11.00	S65°04'49"W
8	4.83	S24°55'11"E
9	42.90	S82°21'10"W
10	31.00	S07°38'50"E
11	42.90	N82°21'10"E
12	67.98	N65°04'49"E
13	102.25	N46°20'18"E
14	116.00	N42°31'28"W
15	4.83	S24°55'11"E
16	11.00	N65°04'49"E



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

Notary Public Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

UMBELL, N.V.

OWNER
DULY AUTHORIZED AGENT

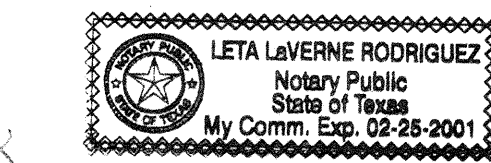
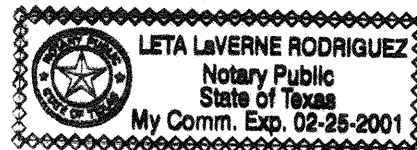
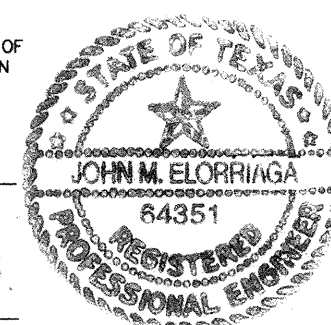
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF December, A.D. 1998

Notary Public Bexar County, Texas



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING UMBELL OAKS SUBDIVISION UNIT 1

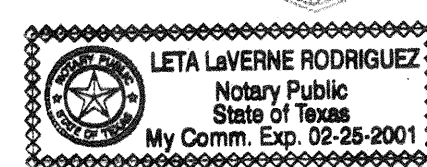
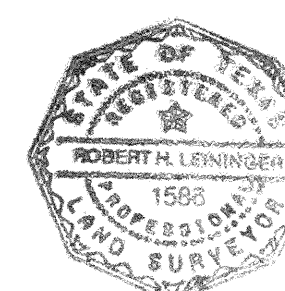
29.611 ACRES OF LAND BEING OUT OF N.C.B 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOL 2359, PG. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF UMBELL OAKS UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF February, A.D. 1999

BY: Leta LaVerne Rodriguez, Notary Public

BY: [Signature], Secretary



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

Notary Public Bexar County, Texas

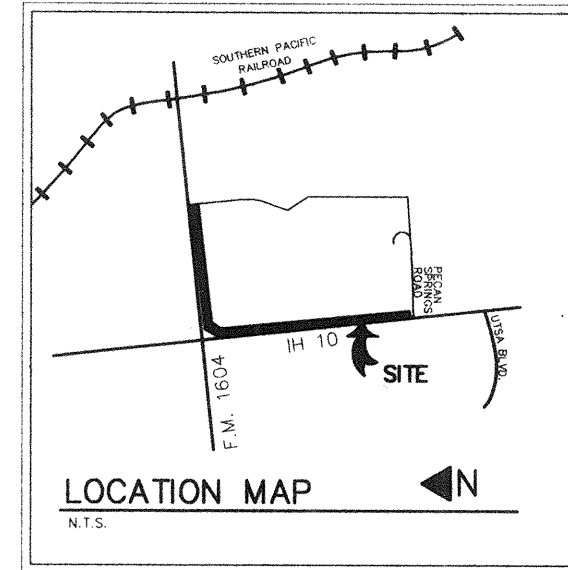
STATE OF TEXAS
COUNTY OF BEXAR

I, Barry Pickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF February, A.D. 2002, AT 10:54 AM, AND DULY RECORDED THE 8th DAY OF February, A.D. 2002, AT 3:37 PM, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 963 ON PAGE 81.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF February, A.D. 2002

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature], DEPUTY



LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' G.E.T,CA ESMT
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY COUNCIL AT ITS MEETING ON THE 9th DAY OF NOVEMBER A.D. 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD RIGHT OF WAY (ORDINANCE 83176).

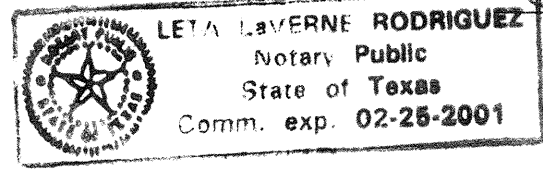
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1103.19' AND FOURTEEN ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3709.97'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997



NOTARY PUBLIC BEXAR COUNTY, TEXAS

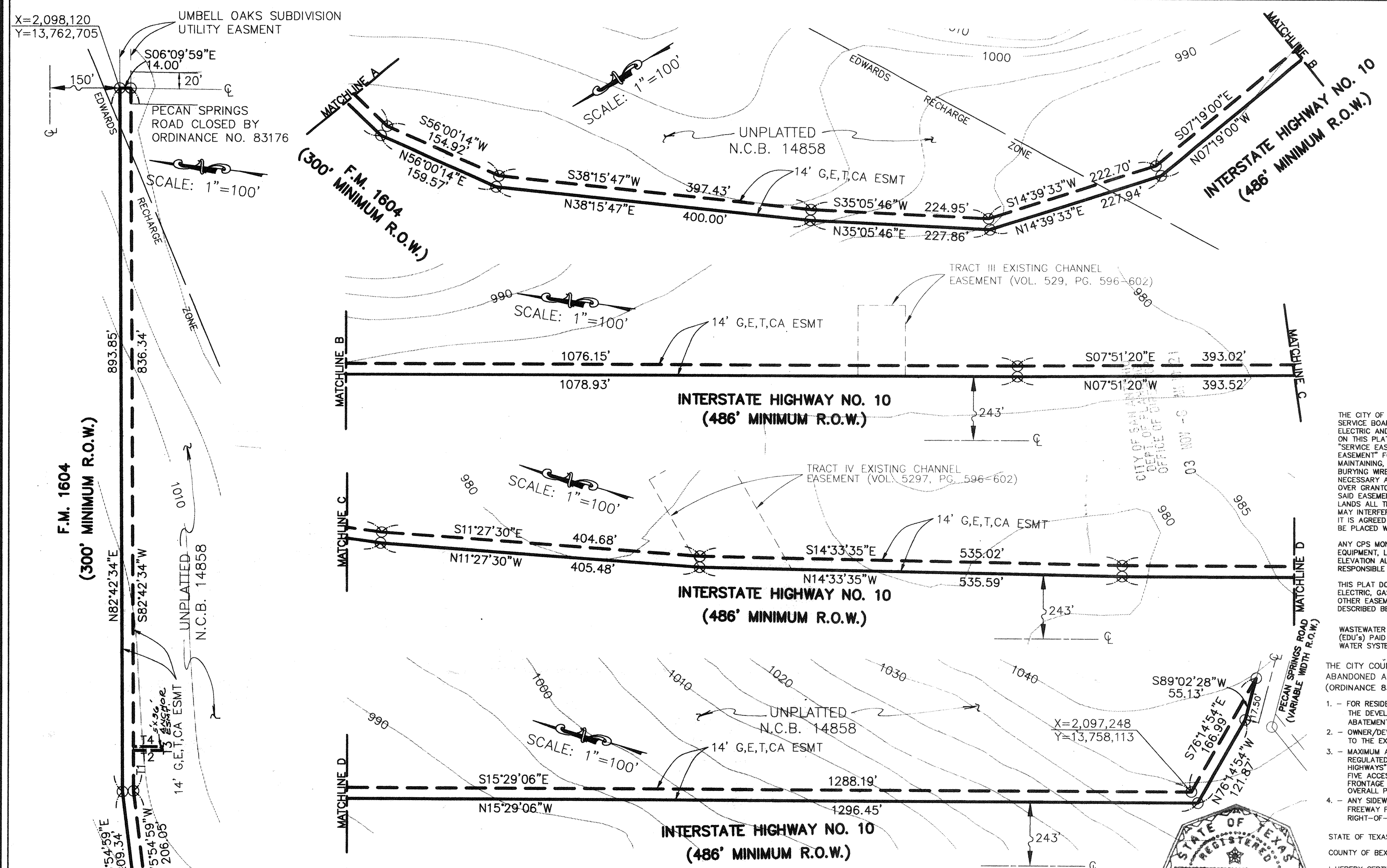
SUBDIVISION PLAT ESTABLISHING
FIESTA NORTHWEST CROSSING
UTILITY EASEMENT

1.919 ACRES OF LAND BEING OUT OF N.C.B. 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN V. 5518 & V. 5536, P. 1935 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, AND A PORTION OF PECAN SPRINGS ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RIXHOFF COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF June, A.D. 1997, AT 1:39 P.M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1997, AT 4:02 P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 175 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June, A.D. 1997.



COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Elton R. [Signature], DEPUTY



LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S82°42'34\"W	51.40'
T2	N07°17'26\"W	36.00'
T3	S82°42'34\"W	5.00'
T4	S07°17'26\"E	36.00'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271



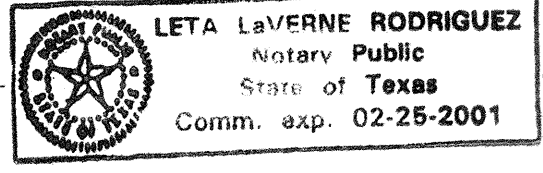
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IIH10/LOOP 1604 JOINT VENTURE

Fiesta Venture In Texas, General Partner
By: [Signature] Pres.

DULY AUTHORIZED AGENT



STATE OF ILLINOIS
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MORANDU BERRETTINI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF SEPT., A.D. 1997.



Barbara E. Myers
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF FIESTA NORTHWEST CROSSING UTILITY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 29th DAY OF June, A.D. 1997
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY





City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted: <u>3/29/02</u>	Project ID Number: <u>463-C</u>
---------------------------------------	--

Project Name: Umbell Oaks
Owner/Agent: Galleria Ventures Phone: 696-5400 Fax: 696-8899
Address: 4323 Spectrum One S.A., TX Zip code: 78230
Engineer/Surveyor: Vickrey & Associates Phone: 349-3271 Fax: 349-2561
Address: 7334 Blanco, Suite 109 S.A., TX Zip code: 78216

Existing legal Description (PUD Only): _____

Existing zoning: I-1, C-3, R-1, R-3 Proposed zoning: N/A

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 8

Council District: 8 School District: NISD Ferguson map grid: 514-D7, E5, E6, E7

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:09

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)


Is there a previous Master Development Plan (a.k.a. POADP) for this Site?
Name Umbell Oaks No. 463-B

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?
Name Umbell Oaks Utility Esm't No. 970400
Name Umbell Oaks Subd U-1 No. 940764
Name Umbell Oaks Bus. Pk U-2 No. 980177

Contact Person and authorized representative:

Print Name: Stephen Horvath

Signature: 

Date: 3/29/02

Phone: 349-3271

Fax: 349-2561

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

(Continued)

- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

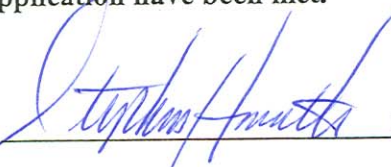
August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen Horvath Signature:  Date: 3/29/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

August 17, 2001



CITY OF SAN ANTONIO

May 9, 2002

Mr. Robert Schroeder, P.E.

Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216-4978

Re: Umbell Oaks (Amendment)

POADP # 463-C

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Umbell Oaks Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 463-C. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Public Works, Storm Water Engineering Section has indicated the following and will be required prior to final plat approval:
 - 1) A complete Storm Water Management Plan at the time of platting will be required as per the Unified Development Code (UDC).
 - a) Will the low water crossing downstream at Utex Blvd. be put into the "unsafe" side of the chart in the UDC as a result of the additional runoff from this development? If "Yes" detention will be required.
 - b) The existing TxDot Structures will have to be analyzed for capacity.

Mr. Schroeder
Page 2
May 9, 2002

- Development Services, Engineering Section has indicated the following shall be required prior to final plat approval:

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent and approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provided safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

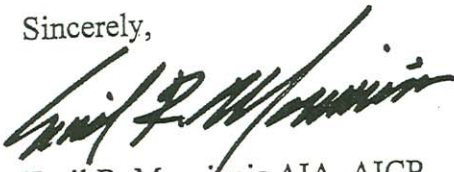
- **(If Applicable)** This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- **(If Applicable)** It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services



CITY OF SAN ANTONIO

November 20, 2003

Mr. Stephen Horvath, P.E., R.P.L.S.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: POADP # 463 B, Umbell Oaks & POADP # 441 Fiesta Northwest

Dear Mr. Horvath:

The Planning Department has completed its analysis on the subject POADPs for validity. Please be advised subject POADPs have satisfied the provisions entitled Scope of Approval of the City of San Antonio Unified Development Code (UDC) under Article 4, (h), (1) a.:

"The Master Development shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that Plats, at least twenty (20) acres or eight (8) percent of the net area of the Master development Plan area or that requires at least five hundred dollars (\$500,00.00) in infrastructure expenses if the Master development Plan is one thousand (1,000) acres or less or at least one million dollars (\$ 1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.

A copy of this letter will be placed in the file.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

Michael Herrera

From: Michael Herrera
Sent: Friday, November 21, 2003 12:15 PM
To: 'shorvath@vickreynet.com'
Cc: Emil Moncivais
Subject: POADPs Fiesta Northwest Crossing #441-C and Umbell Oaks # 463-C



POADP #441-C &
463-C .pdf

Mr. Horvath as requested a copy of the verification letter for your file. The original will be sent by mail to your office.

If you have any other questions please feel free to contact me @ 207-7038.

Michael O. Herrera,
Special Projects Coordinator
Comprehensive Division
Planning Department



VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

MO# #463-C

OPERATING ACCOUNT

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

016015

PAY: Two Hundred Sixty Eight Dollars and 00/100*****

DATE
3-28-02

CHECK NO.
16015

AMOUNT
268.00

PAY
TO THE
ORDER
OF

City of San Antonio

VICKREY & ASSOCIATES, INC.

⑈016015⑈ ⑆114000093⑆ ⑈08 0069965⑈

TELEPHONE CONVERSATION RECORD

Page 1 of 1

PROJECT	0547-063-014		
CLIENT	Galleria Ventures		
DATE	5/17/02	TIME	3:30 p.m.
CALL FROM	Stephen Horvath	WITH	Vickrey & Associates, Inc.
CALL TO	Mike Herrera	WITH	Dept of Planning

ROUTING	
Mike Herrera	210-207-7897
0547-063-014	

DISCUSSION:

Re: Umbell Oaks and Fiesta Northwest Crossing POADP Approvals

Steve inquired of Mike regarding the date that was placed on the approved POADP's for Umbell Oaks Subdivision and Fiesta Northwest Crossing Subdivision with the approval date of 5/9/02. Steve expressed a concern that the note stamp on the plans indicated if no plats are filed, the plan will expire on 11/8/03. Steve advised Mike that we had previously submitted information validating the POADP's to be valid through September 25, 2007 through the development rights process. Mike stated that the previous development rights established through September 25, 2007 continued to be in effect for both of these POADP's as revised and approved on 5/9/02.





City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

02 MAR 29 PM 4:10

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On 5/1/02, I notified Vickrey + Assoc. Bob Schreder, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Future Street "A" is labeled 86' Row and called out
as a Local "B" street. Change labels to reflect Street "A" as
a collector (70' Row) or revise FIA to ^{show} justify a Local B street will
be adequate.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -2 PM 1:19

Kevin Rowe

Signature

Sr. Egr Associate

Title

5/2/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

5/2/02

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Limbells Oaks
 Location: SE Corner Junction IH-10 & Loop 1604
 Applicant: Galleria Ventures
 Address: 4323 Spectrum One, San Antonio, TX 78230 Phone Number: (210) 696-5400 ☒ Owner or ☐ Agent

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # 463-B ☐ Plat # ☐ Bldg. Plan # ☐ Other: _____

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other: _____

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*			
						ITE Code: other: _____

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
<u>See Original TIA Dated February, 1997</u>		

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Vickrey & Associates by Stuart Dehnard Date: 3/29/02
 Comments: Submitted as minor amendment to approved POADP

Box E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

_____ The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: _____ Date: _____

**CITY OF SAN ANTONIO
Public Works Department
Storm Water Utility**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -5 PM 2:15

TO: Michael O. Herrera, Planner II, Planning Department

FROM: Nathaniel Hardy, Storm Water Engineer – Mark Kastner, Engineer Associate

COPIES: File

SUBJECT: UMBELL OAKS

DATE: April 3, 2002

I do not recommend approval. Comments are based upon requirements of the 2001 UDC.

1. Provide appropriate items required for the Storm Water Management Plan. Appropriate means those items needed to explain the plan to conduct Storm Water through this property.
2. Place interceptor drains at appropriate locations on the uphill side of these large lots.
3. What is intent as far as the drainage easements on the site? Will the drains be left natural or be relocated?
4. Have the existing TxDOT structures been analyzed for capacity? Are existing structures adequate to handle runoff from this subdivision?
5. There is a low water crossing downstream at Utex Blvd. Does the additional runoff from this development put this low water crossing into the "unsafe" side of the chart in the UDC? If the answer to this question is yes, detention will be required.
6. Should work out need detention prior to submittal of this plan.
7. Location of "water quality" basins?
8. Do not alter drainage areas.

Mark Kastner
Engineering Associate

Nathaniel Hardy, P. E.
Storm Water Engineer

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4500
CONNECTION TEL 93492561
CONNECTION ID
ST. TIME 04/19 14:22
USAGE T 01'45
PGS. SENT 5
RESULT OK

City of San Antonio Planning Department

Municipal Plaza Building
114 W. Commerce

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966.



Pages sent including fax cover:

5

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	Robert Schroeder
Title:	
Organization:	
Phone:	
Fax:	349-2561

From:

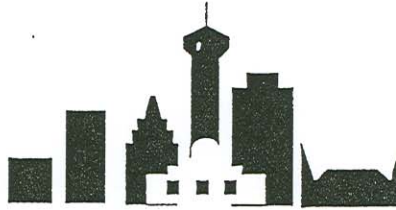
Name:	Tricia Renteria
Title:	
Division:	Planning
Phone:	207-7873
Fax:	207-7897

Remarks:

City of San Antonio Planning Department

Municipal Plaza Building
114 W. Commerce

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

5

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	Robert Schroeder
Title:	
Organization:	
Phone:	
Fax:	349-2561

From:

Name:	Tricia Renteria
Title:	
Division:	Planning
Phone:	207-7873
Fax:	207-7897

Remarks:

TIA response to Umbell Oaks and
Fiesta NW Crossing. Waiting on response
from Street and Drainage and Tree Preservation.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4471
CONNECTION TEL 93492561
CONNECTION ID
ST. TIME 04/10 15:16
USAGE T 02'59
PGS. SENT 8
RESULT OK

City of San Antonio Planning Department

Municipal Plaza Building
114 W. Commerce

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

8

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	Robert Schroeder
Title:	
Organization:	
Phone:	
Fax:	349-2561

From:

Name:	Tricia Renteria
Title:	Planning
Division:	
Phone:	207-7873
Fax:	207-7897

Remarks:

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

November 5, 2003

City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Attention: Emil R. Moncivais, AICP, AIA

Reference: Fiesta Northwest Crossing, POADP #441-C
Umbell Oaks, POADP #463-C

Dear Mr. Moncivais:

The **Fiesta Northwest** Preliminary Overall Area Development Plan (POADP) was originally approved as POADP #441 on January 12, 1995 and the **Umbell Oaks** POADP was originally approved as POADP #463 on January 20, 1995. Both of the POADP's were last revised and accepted with the above referenced numbers on May 9, 2002 and have an expiration date of November 8, 2004. Both of these POADP's have had plats filed since they were last approved. The latest plats are NORTH POINT WEST (Plat No. 010168) on Fiesta Northwest Crossing approved May 25, 2002 and SOUTHTRUST I.H. 10 ADDITION (Plat No. 030442) on Umbell Oaks approved August 6, 2003.

There have been previous plats in both areas encompassing greater than eight percent of the overall area of each POADP. There have also been significant infrastructure improvements in each area including a 20" water main across IH-10 and an 8" sewer main along IH-10 to service Fiesta Northwest Crossing, and utility and street improvements to UTSA Boulevard from IH-10 to Vance Jackson and to Vance Jackson from UTSA Boulevard to the south boundary line to service Umbell Oaks. Copies of supporting documents are attached.

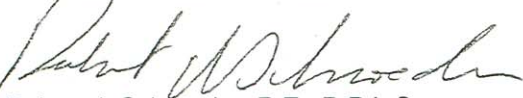
Based on the above, we feel the provisions of Section 35-412(h) of the Unified Development Code have been satisfied and the POADP,s will be valid until 10 years after the date of original approval. Fiesta Northwest Crossing is therefore valid until January 12, 2005 and Umbell Oaks is valid until January 20, 2005. If 50 percent of their area is platted at that time, they shall remain valid for an additional 10 years.

If our understanding of the Code, as it relates to these two POADP's, is correct as stated herein, we would appreciate your acknowledgement by signing on the space provided below and returning a copy of this letter to our office.

Thank you for your assistance in this matter.

Sincerely,

VICKREY & ASSOCIATES, INC.



Robert J. Schroeder, P.E., R.P.L.S.
Senior Project Manager

cc: Michael O. Herrera, Senior Planner

Acknowledged by: _____

Date: _____



**CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR**

VN:15225

03 NOV -6 AM 10:21

Yentis Company
P.O. Box 3041
Universal City, TX 78148
(210) 655-3780

PLEASE NOTE NEW REMITTANCE ADDRESS

Invoice Date: June 24, 2002
Invoice No: 68471
Total Base Bid Amount: \$890,494.95
Period Covered: Apr 1 - Jun 30, 2002
Estimate No.: 10 - Revised

Owner : Galleria Ventures Limited
Engineer : Vickery & Associates (Chris Dumas)
Address : 7334 Blanco Road, Suite 100
City/State : San Antonio, Texas 78216
Project : Umbell Oaks #1
Job No. : 165

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
1	WATER											
2	12" DIP WATER	LF	68.00	\$60.00	\$4,080.00	68	68	0	100%	\$4,080.00	\$4,080.00	\$0.00
3	12" C-900 WATER	LF	2849.00	\$28.00	\$82,821.00	2895	2849	46	102%	\$83,955.00	\$82,821.00	\$1,334.00
4	12" GATE VALVE	EA	7.00	\$1,300.00	\$9,100.00	7	7	0	100%	\$9,100.00	\$9,100.00	\$0.00
5	HYDRO-TEST	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
6	8" GATE VALVE	EA	1.00	\$800.00	\$800.00	1	1	0	100%	\$800.00	\$800.00	\$0.00
7	FIRE HYDRANT	EA	4.00	\$2,200.00	\$8,800.00	4	4	0	100%	\$8,800.00	\$8,800.00	\$0.00
8	2" PERM. BLOW-OFF	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
9	1" AUTO AIR RELEASE VALVE	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
10	FITTINGS	TN	1.50	\$1,000.00	\$1,500.00	2.3	1.5	0.8	153%	\$2,300.00	\$1,500.00	\$800.00
11	TRENCH PROTECTION	LF	2917.00	\$0.10	\$291.70	2963	2917	46	102%	\$298.30	\$291.70	\$4.60
	2" TEMPORARY BLOWOFF	EA	0.00	\$775.00	\$0.00	0	0	0	100%	\$0.00	\$0.00	\$0.00
SUBTOTAL										\$112,131.30	\$109,992.70	\$2,138.60
										\$109,992.70		
	STREETS											
	EXCAVATION	CY	10044.00	\$17.00	\$170,748.00	10044	10044	0	100%	\$170,748.00	\$170,748.00	\$0.00
	EMBANKMENT	CY	2100.00	\$4.00	\$8,400.00	2100	2100	0	100%	\$8,400.00	\$8,400.00	\$0.00
	CLEARING	AC	5.70	\$2,000.00	\$11,400.00	5.7	5.7	0	100%	\$11,400.00	\$11,400.00	\$0.00
	12" FLEX BASE	SY	19711.00	\$7.50	\$147,832.50	19711	19711	0	100%	\$147,832.50	\$147,832.50	\$0.00
	1 1/2" H-MAC TY"D"	SY	17512.00	\$5.00	\$87,560.00	17512	17512	0	100%	\$87,560.00	\$87,560.00	\$0.00
	7" CONCRETE CURB	LF	5031.00	\$5.00	\$25,155.00	5031	5031	0	100%	\$25,155.00	\$25,155.00	\$0.00
	7" CONCRETE CURB & GUTTER	LF	5630.00	\$7.00	\$39,410.00	5630	5000	630	100%	\$39,410.00	\$35,000.00	\$4,410.00
	SIDEWALKS	SY	2490.00	\$14.00	\$34,860.00	2490	0	2490	100%	\$34,860.00	\$0.00	\$34,860.00
	TREE PROTECTION FENCE	LS	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	HEADER CURB	LF	62.00	\$5.00	\$310.00	62	62	0	100%	\$310.00	\$310.00	\$0.00
	4" SOLID THERMO TAPE (WH)	LF	845.00	\$1.35	\$1,140.75	845	845	0	100%	\$1,140.75	\$1,140.75	\$0.00
	4" DASHED THERMO TAPE (WH)	LF	5368.00	\$1.35	\$7,244.10	1340	5368	-4028	25%	\$1,809.00	\$7,244.10	(\$5,435.10)
	18" STOP STRIPE	LF	68.00	\$6.30	\$428.40	0	0	0	0%	\$0.00	\$0.00	\$0.00
	4" CROSSWALK THERMO TAPE (WH)	LF	402.00	\$1.35	\$542.70	0	0	0	0%	\$0.00	\$0.00	\$0.00
	3" SCH 80 PVC CONDUIT	LF	300.00	\$14.00	\$4,200.00	300	300	0	100%	\$4,200.00	\$4,200.00	\$0.00
	24" STEEL CASING	LF	86.00	\$65.00	\$5,590.00	86	86	0	100%	\$5,590.00	\$5,590.00	\$0.00
SUBTOTAL										\$538,415.25	\$504,580.35	\$33,834.90
										\$544,821.45		
	DRAINAGE											
	DRAIN EXCAVATION	CY	7900.00	\$16.00	\$126,400.00	7900	7900	0	100%	\$126,400.00	\$126,400.00	\$0.00
	CL"A" CONC (WW/BOX CULV)	CY	82.00	\$400.00	\$32,800.00	82	82	0	100%	\$32,800.00	\$32,800.00	\$0.00
	REINFORCING STEEL	LB	12100.00	\$0.50	\$6,050.00	12100	12100	0	100%	\$6,050.00	\$6,050.00	\$0.00
	S/W PIPE RAILING	LF	64.00	\$30.00	\$1,920.00	64	64	0	100%	\$1,920.00	\$1,920.00	\$0.00
	5" CONCRETE RIP-RAP	SY	255.00	\$85.00	\$21,675.00	255	255	0	100%	\$21,675.00	\$21,675.00	\$0.00
	CL"A" CONC (INLETS)	CY	9.00	\$800.00	\$7,200.00	9	9	0	100%	\$7,200.00	\$7,200.00	\$0.00
	STRUCTURAL EXCAVATION	CY	365.00	\$20.00	\$7,300.00	365	365	0	100%	\$7,300.00	\$7,300.00	\$0.00
	EMBANKMENT (SPOIL AREA)	CY	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	CLEAR & GRUB (SPOIL AREA)	AC	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	PERM. STABILIZATION (SPOIL AREA)	SY	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	SILT FENCE (SPOIL AREA)	LF	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION EXIT	SY	956.00	\$1.00	\$956.00	956	956	0	100%	\$956.00	\$956.00	\$0.00
	ROCK BERM	LF	150.00	\$12.00	\$1,800.00	150	150	0	100%	\$1,800.00	\$1,800.00	\$0.00
	SILT FENCE	LF	3165.00	\$2.00	\$6,330.00	3165	3165	0	100%	\$6,330.00	\$6,330.00	\$0.00
SUBTOTAL										\$205,531.00	\$205,531.00	\$0.00
										\$205,531.00		

Project : Umbell Oaks #1
Invoice : 6647

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty.	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
1	ADDITIVE ALTERNATE (WATER)											
2	8" C-900 WATER	LF	1048.00	\$21.00	\$22,008.00	1028	1048	-20	98%	\$21,588.00	\$22,008.00	(\$420.00)
3	8" GATE VALVE	EA	3.00	\$600.00	\$1,800.00	3	3	0	100%	\$1,800.00	\$1,800.00	\$0.00
4	HYDRO-TEST	EA	1.00	\$500.00	\$500.00	1	1	0	100%	\$500.00	\$500.00	\$0.00
5	FITTINGS	TN	0.67	\$1,000.00	\$670.00	0.67	0.67	0	100%	\$670.00	\$670.00	\$0.00
6	TRENCH PROTECTION	LF	1048.00	\$0.10	\$104.80	1028	1048	-20	98%	\$102.80	\$104.80	(\$2.00)
7	SILT FENCE	LF	1652.00	\$2.00	\$3,304.00	1652	1652	0	100%	\$3,304.00	\$3,304.00	\$0.00
8	ROCK BERM	EA	74.00	\$12.00	\$888.00	74	74	0	100%	\$888.00	\$888.00	\$0.00
9	2" TEMP BLOW-OFF	EA	1.00	\$775.00	\$775.00	1	1	0	100%	\$775.00	\$775.00	\$0.00
	CUT & REPLACE PAVEMENT	LS	1.00	\$100.00	\$100.00	1	1	0	100%	\$100.00	\$100.00	\$0.00
SUBTOTAL					\$30,149.80				99%	\$29,727.80	\$30,149.80	(\$422.00)
1	CHANGE ORDERS											
2	CO #1	LS	1.00	\$19,112.50	\$19,112.50	1	1	0	100%	\$19,112.50	\$19,112.50	\$0.00
3	CO #2	LS	1.00	\$980.00	\$980.00	1	1	0	100%	\$980.00	\$980.00	\$0.00
4	CO #3	LS	1.00	(\$14,557.84)	(\$14,557.84)	1	1	0	100%	(\$14,557.84)	(\$14,557.84)	\$0.00
5	CO #4	LS	1.00	\$55,358.00	\$55,358.00	1	0	1	100%	\$55,358.00	\$0.00	\$55,358.00
	CO #5	LS	1.00	\$910.00	\$910.00	1	0	1	100%	\$910.00	\$0.00	\$910.00
SUBTOTAL					\$61,802.66				100%	\$61,802.66	\$5,534.66	\$56,268.00
GRAND TOTAL					\$952,297.61				100%	\$947,608.01	\$855,788.51	\$91,819.50

Check No. : _____
Date : _____

Interest costs of 1% per month will be added to overdue invoices not paid in full by the 10th of the month.

Total Earned To Date : \$947,608.01
Less 10% Retainage : \$94,760.80
Net Earned To Date : \$852,847.21
Previous Payments : \$765,318.07
Total Due : \$87,529.14

Certified Correct for
Yantis Company

By : Pat O'Brien
Date : June 24, 2002
Forwarded to Engineer

Engineer's Approval for Owner

By : Chris Dumas
Date : 8/13/2002
Date : 8/14/2002
Forwarded to Owner

MONTHLY ESTIMATE

Yantis Company
P.O. Box 3041
Universal City, TX 78148
(210) 655-3780

Owner Galleria Ventures
Engineer Vickrey & Associates
Address 7334 Blanco
City/State Sam Antonio, TX 78216
Project Umbell Oaks
Job No. 308

****PLEASE NOTE NEW REMITTANCE ADDRESS****

Invoice Date October 10, 2003
Invoice No. 7185
Original Contract Amount \$81,997.66
Period Covered Sep 1 - Oct 10, 2003
Estimate No. 4 - Final

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
1.	SANITARY SEWER IMPROVEMENTS											
2.	CLEARING	LS	1	\$6,000.00	\$6,000.00	1	1	0	100%	\$6,000.00	\$6,000.00	\$0.00
3.	8"SEWER PIPE(0-6)	LF	510	\$20.00	\$10,200.00	510	510	0	100%	\$10,200.00	\$10,200.00	\$0.00
4.	8"SEWER PIPE(6-10)	LF	999.58	\$26.00	\$25,989.08	999.58	999.58	0	100%	\$25,989.08	\$25,989.08	\$0.00
5.	8"SEWER PIPE(10-14)	LF	265.69	\$32.00	\$8,502.08	265.69	265.69	0	100%	\$8,502.08	\$8,502.08	\$0.00
6.	TRENCH PROTECTION	LF	1787	\$1.00	\$1,787.00	1787	1787	0	100%	\$1,787.00	\$1,787.00	\$0.00
7.	STANDARD MANHOLE	EA	6	\$1,750.00	\$10,500.00	6	6	0	100%	\$10,500.00	\$10,500.00	\$0.00
8.	EXTRA DEPTH MANHOLE	VF	15	\$150.00	\$2,250.00	15	15	0	100%	\$2,250.00	\$2,250.00	\$0.00
9.	SILT FENCE	LF	1842	\$1.50	\$2,763.00	1842	1842	0	100%	\$2,763.00	\$2,763.00	\$0.00
10.	CONSTRUCTION EXIT	SY	83	\$5.50	\$456.50	83	83	0	100%	\$456.50	\$456.50	\$0.00
11.	6"SANITARY SEWER LATERIAL	LF	11	\$50.00	\$550.00	11	11	0	100%	\$550.00	\$550.00	\$0.00
	DROP MANHOLE TIE-IN	EA	1	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
	SUBTOTAL				\$69,997.66				100%	\$69,997.66	\$69,997.66	\$0.00
1.	ADDITIVE ALTERNATE #1											
	TOPSOIL/SEEDING/WATERING	LS	1	\$12,000.00	\$12,000.00	1	0.9	0.1	100%	\$12,000.00	\$10,800.00	\$1,200.00
	SUBTOTAL				\$12,000.00				100%	\$12,000.00	\$10,800.00	\$1,200.00
	GRAND TOTAL				\$81,997.66				100%	\$81,997.66	\$80,797.66	\$1,200.00

Check No.:

Date:

Interest costs of 1% per month will be added to overdue invoices not paid in full by the 10th of the month.

Total Earned to Date : \$81,997.66
Less 0% Retainage : \$0.00
Net Earned to Date : \$81,997.66

Previous Payments : \$64,077.89

Total Due : \$17,919.77

Certified Correct for
Yantis Company

By: Pat Deban
October 10, 2003
Date: _____
Forwarded to Engineer

Engineer's Approval for Owner:

By: Chris Jones
Date: 10/22/03
Date: _____
Forwarded to Owner



VICKREY & ASSOCIATES, INC.

Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Michael Herrera
City of San Antonio, Planning Dept.
1901 S. Alamo, 2nd Floor
San Antonio, TX

DATE: November 5, 2003
PROJECT: Fiesta Northwest Crossing
Umbell Oaks
JOB NO: 0547-063

We are sending you:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings _____ | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input checked="" type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail _____ | <input checked="" type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input checked="" type="checkbox"/> By Messenger | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Estimate No. _____ |
| <input type="checkbox"/> By _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
1		11/05/2003	POADP Verification Package

These are sent:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of _____ | <input type="checkbox"/> For your signature | <input type="checkbox"/> Other _____ |

Remarks:

If you have any questions or require additional information, please give Steve Horvath or me a call.

Thank you.

Copies of:
Entire Package

To:
Emil R. Moncivais

Received by: _____ Date: _____ Submitted by: Robert J. Schroeder, P.E.

Original to Addressee with Package

COPY TO FILE



VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • (210) 349-2561

TO: Mike Herrera
City of San Antonio
Municipal Plaza Building, Third Floor
San Antonio, Texas

DATE: May 8, 2002
PROJECT: Umbell Oaks Subdivision
Fiesta Northwest Crossing Subd
JOB NO: 0547-063-014

We are sending you:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input checked="" type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail | <input type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input checked="" type="checkbox"/> By Messenger | <input type="checkbox"/> Other | <input type="checkbox"/> Estimate No. |
| <input type="checkbox"/> By | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
8	1	5/1/02	Umbell Oaks Subd POADP (full size)

These are sent:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of | <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> Other <u>For Approval</u> |

Remarks:

Enclosed are additional copies of the full size POADP for Umbell Oaks per your request. Please FAX the approval letter for both subdivisions as soon as it is ready.

Thank you.

Copies of:

To:

Received by:

Date:

Submitted by:

Original to Addressee with Package
COPY TO FILE

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

March 12, 2002

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 13 AM 9:54

Mr. Mike Herrera
Planning Department
CITY OF SAN ANTONIO
P.O. Box 839966
San Antonio, TX 78283-3966

Fax No. 207-7897

Re: Preliminary Overall Area Development Plan
Umbell Oaks (463-B) and Fiesta Northwest Crossing (441-B)
V&A Job No. 0547-063-014

Dear Mr. Herrera:

Pursuant to our February 8 redline submittal, and our subsequent telephone conversation on February 22, we are submitting herewith five (5) copies each of the revisions to the above referenced plans for your review and approval.

The revised plan essentially shifts the location of Street "A" north of its location on the approved POADP. This street is, and has always been, a Local "B" classification. The IH-10 ramps are now shown in their correct, as constructed location, which differs somewhat from the previously approved POADP.

The alignment of Vance Jackson at Loop 1604 has been shifted slightly to line up with the proposed overpass. This intersection location has been coordinated with TxDOT and with the landowners on the other side of the highway.

If there is anything we can do to assist you in your review, please give us a call. We will be happy to meet and go over it with you if you so desire.

Thank you for your assistance in this matter.

Sincerely,

VICKREY & ASSOCIATES, INC.



Robert J. Schroeder, P.E., R.P.L.S.
Senior Project Manager

RJS/cb

Enclosures





VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • (210) 349-2561

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 13 AM 9:54

TO: Mike Herrera
Planning Department
Municipal Plaza Building, 3rd Floor
114 W. Commerce Street, 78205

DATE: 3-13-02
PROJECT: Umbell Oaks POADP and Fiesta
Northwest Crossing POADP
JOB NO: 0547-063-014

We are sending you:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail | <input type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input type="checkbox"/> By Messenger | <input type="checkbox"/> Other | <input type="checkbox"/> Estimate No. |
| <input type="checkbox"/> By | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
6	1	3-12-02	Revised Umbell Oaks POADP (463-B)
6	1	3-12-02	Revised Fiesta Northwest Crossing POADP (441-B)

These are sent:

- | | | |
|--|---|---|
| <input type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input checked="" type="checkbox"/> By request of Bob S. | <input type="checkbox"/> For your signature | <input type="checkbox"/> Other |

Remarks:

Submittal of Revised POADP's for review. If you have any questions do not hesitate to call.

Copies of:

To:

Received by: _____ Date: _____ Submitted by: Victor W. Wehman III, PE *gfw*

Original to Addressee with Package
COPY TO FILE



VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • (210) 349-2561

TO: Mike Herrera
City of San Antonio
Municipal Plaza Building
San Antonio, Texas

DATE: April 4
PROJECT: Umbell Oaks Subdivision
Fiesta Northwest Crossing Subd
JOB NO: 0547-063-014

We are sending you:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input checked="" type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail | <input checked="" type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input checked="" type="checkbox"/> By Messenger | <input type="checkbox"/> Other | <input type="checkbox"/> Estimate No. |
| <input type="checkbox"/> By | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
15	1	4/4/02	Umbell Oaks Subd POADP (full size)
15	1	4/4/02	Fiesta NW Crossing POAD (full size)
1	1	4/4/02	Umbell Oaks Subd POADP (letter size)
1	1	4/4/02	Fiesta NW Crossing POAD (letter size)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR - 5 AM 7:40

These are sent:

- | | | |
|--|---|---|
| <input type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of | <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> Other <u>For Approval</u> |

Remarks:

Thank you for taking the time to meet with us yesterday. Enclosed are the POADP's modified per our discussion. If you need anything else, please give me a call.

Copies of:

To:

Received by: _____ Date: _____ Submitted by: [Signature]

Original to Addressee with Package
COPY TO FILE



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☒ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:10

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☒ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: APPROVAL

Justad
Signature

SR. PLANNER
Title

4-5-02
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

8/2/05



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☒ Other: Disability Access ☐ Fire Protection
- ☐ Bexar County Public Works

02 MAR 29 PM 4:10

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please submit sidewalk or pedestrian
access plans.

Michael Donald Planner II 4-9-02
Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

8/2/05



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 5/7/02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval


☒ I recommend

Major ☐ Minor ☐ Other: _____

☐ Pedestrian Plan (PP)

Plant Certification Request

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -7 PM 12:16

 Sr. Emr. Associate 5/7/02

Date _____

This item is tentative scheduled for _____ before the (MDP) committee.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED APR 03 2002

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:10

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

RECEIVED APR 03 2001

August 17, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- coordinate tree preservation
- note even smaller than protected size (8" DBH)
trees can be preserved to meet landscape requirements

D. Keed
Signature

City Arborist
Title

5/23/02
Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

5/2/05



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Umbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

040202

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:10

August 17, 2001

SEE COMMENT

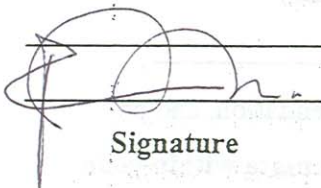
☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1410 W IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN OF 120' ROW AND TXDOT REVIEW.
VANCE JACKSON AND UTSA BLVD ARE BOTH ON THE
MTP REQUIRING A MIN. OF 86' ROW.

NEED TXDOT REVIEW


Signature

Planner
Title

040302
Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

50/2/4



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Llmbell Oaks FILE # 463-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☒ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks - Open Space
☐ Other: _____ ☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:10

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

AN UPDATED TIA IS REQUIRED
NEED TO SHOW AREA OF REVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 19 PM 3:48

Todd S. Senior Tech
Signature Title

4-12-02
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

4/2/05

Umbell Oaks	Vickrey & Associates	3/29/02	4/2/02		
(Amend. #463 C)					
2nd Review					

4/2/02	4/3/02	Y/C	4/2/02	4/9/02	N	4/2/02	4/5/02	Y

4/2/02	5/2/02	N	4/2/02	4/12/02	N	4/2/02	
5/7/02	5/7/02	Y					

4/2/02			4/2/02	4/3/02	N/R	N/R	

	4/10/02